

PASSAIC COUNTY PLANNING BOARD
Minutes of a Regular Meeting
Thursday, September 27, 2018
930 Riverview Drive, Suite 250, Totowa, NJ 07512

Chairman Gervens opened the meeting at 5:02 PM and read the notice that the requirements of the Open Public Meeting Act had been met. He then proceeded to the roll call.

MEMBERS PRESENT: William Gervens, Chairman; Kenneth Simpson, Vice Chairman; County Engineer Jonathan Pera; Miguel Diaz; Stephen Martinique; Joseph Metzler

OTHERS PRESENT: John Abdelhadi, Planning Board Counsel; Michael La Place, Planning Director; Jason Miranda, Assistant Planner

MINUTES: The minutes of the September 13th, 2018 meeting were read. There being no additions, corrections or deletions and upon motion being made by Commissioner Diaz and seconded by Vice Chairman Simpson, the minutes as noted above are officially adopted. Commissioners Martinique and Metzler abstained from voting.

PLANNING DIRECTOR'S REPORT: Planning Director Michael La Place reported on the following initiatives:

- The Green Infrastructure Element of the Passaic County Master Plan has been tentatively scheduled for public hearing at the October 25th Planning Board meeting. The proposed Element and additional information will be posted on the County website in advance of the hearing.
- The Department has been assisting the Sheriff's Office and Dept. of Parks with mapping requests.
- The Department is progressing with the recruitment of an assistant planner; further details will be provided once the candidate has been selected and completed the hiring process.
- Sam Mirza has resigned as an alternate member of the Planning Board. There are now two alternate member vacancies on the Board.

PUBLIC PORTION: Commissioner Metzler made a motion to open the meeting to the public which was seconded by Commissioner Martinique. The motion passed unanimously.

Seeing no one present, Commissioner Martinique made a motion to close the public portion that was seconded by Commissioner Metzler. The motion passed unanimously.

DEVELOPMENT REVIEW

SP-18-040 – Proposed Mixed-Use Building (Aburomi) – 859-865 Main Street, Paterson

Staff explained that this is a new site plan application in which the applicant has proposed to construct a four-story building with ground floor retail and 36 upper floor apartment units. There will be six (6) retail units along Main Street. The site is currently vacant, as all buildings have been demolished. The Planning Board previously approved a similar plan (SP-17-047) that only included lots 15, 16 & 17 and proposed 16 apartment units. The development will have 31 off-street parking

spaces. The rear parking lot will have one-way circulation: vehicles will enter from Park Street and exit onto Bloomfield Avenue. The site will drain into an underground system, consisting of 12 seepage pits, beneath the rear parking lot. The applicant has proposed to plant five Allegheny serviceberries along the Main Street frontage of the property.

There are conditions that must be satisfied before the application can be granted unconditional approval. A north arrow must be provided for all plan diagrams. A graphic scale, in addition to a written scale, must be provided for all plan diagrams. The name and address of the applicant and the owner must be noted on the plans. The proposed area of disturbance must be noted on the plans. The parking table should include the required number of handicapped parking spaces. The applicant must explain the discrepancy between the proposed parking and the required parking, in order to show that there would be no adverse impact to Main Street. The applicant must provide the Corridor Enhancement Fee of \$1,000.00 payable to Passaic County. The fee has been calculated based upon the addition 50 feet of frontage along Main Street that was not included in previously-approved plans with the same owner/applicant.

Mahmoud Aburomi, the applicant and owner, testified that the proposed development is an updated version of a previously approved site plan. The plan has been updated to provide for the increased number of units and parking spaces. Additional properties have also been added to the site.

Commissioner Diaz made a motion to grant **conditional approval** to the site plan application. Vice Chairman Simpson seconded that motion. The motion passed unanimously.

SP-18-051 – Proposed Retail Center (March Realty) – 910 Paterson-Hamburg Turnpike, Wayne

This is a new site plan application in which the applicant has proposed to construct a retail center consisting of: a 22,000 sq. ft. supermarket; a 5,000 sq. ft. restaurant; a 12,800 sq. ft. retail space; and a 13,080 sq. ft. pre-school. The existing single-family dwelling will be demolished. There will be a total of 270 on-site parking spaces. The site will have access via two driveways along Paterson-Hamburg Turnpike: a combined access driveway at the intersection with Leonard Terrace and a right-in only driveway at the westerly end of the frontage. The applicant has proposed to construct a traffic signal at the intersection with Leonard Terrace. Vehicles travelling northbound on Leonard Terrace will be allowed to continue straight into the site; vehicles exiting the site at the driveway will be restricted to left and right turns. A left-turning lane will be installed along Paterson-Hamburg Turnpike for vehicles entering the site. The site is sloped towards Paterson-Hamburg Turnpike. Inlets throughout the site will connect to an on-site infiltration basin. The applicant has not proposed any drainage at the driveways that would prevent runoff into the County right-of-way. The applicant has not submitted any architectural or landscaping plans.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The zoning table should include a column for existing site conditions, in addition to the “required” and “proposed” columns. The right-of-way width of Paterson-Hamburg Turnpike must be noted on the plans. If the width varies, all variations must be noted in the correct location. The parking table should include the required number of handicapped parking spaces. The through movement between Leonard Terrace and the site should be allowed, in both directions. The “STOP” sign at the site driveway along Paterson-Hamburg Turnpike must be

removed from the plans. The exit lane widths should be 12.5 feet at the curb, and 11.5 feet for the left lane. The sight line looking to the right, which is not necessary due to the proposed traffic signal, should be removed from the plans. A "NO TURN ON RED" sign must be added for the exit from the site.

A fence should be provided around the entire perimeter of the infiltration basin. A Letter of Interpretation for wetlands limits should be obtained from NJDEP since it appears, due to the topography, that wetlands may be present. Profiles of both driveways must be provided, showing a grade of no more than 2% for the first 50 feet behind the right-of-way line. The geometry for the new alignment of Paterson-Hamburg Turnpike must be shown on the plans. ADA-accessible curb ramps must be provided at both driveways. A storm drain inlet must be installed on the westbound Paterson-Hamburg Turnpike north curblane, at approximately proposed contour elev. 326, in order to prevent County storm water from flowing into the site. Proposed inlet B2, which is located at a low point, should be a double inlet. Outlet Control Structure C4 must have a higher top of grate elevation than inlet A1's top of grate, so that if the infiltration basin fails, water will not simply flow into the County system. Water must pond onsite, to a depth of six inches, in order to alert the property owner of any problem. More explanation is required on the purpose of the 84-inch pipes. More inverts should be shown on the plan for the pipes entering and leaving the 84-inch pipes. It appears that an outlet control structure is needed. The plans show Wayne Township drainage details for drainage structures on a County roadway.

The same concrete barrier detail should be provided as that which was used on the Paterson-Hamburg Turnpike/Valley Road jughandle project. The concrete barrier on the east side of the intersection must continue up to the Leonard Place intersection. The details and design must be provided for the crash cushions that are required at each end of the barrier. The traffic study only provides an analysis of the future condition. The applicant must provide a comparison of the existing and proposed performance of all three intersections (Church Lane, site driveway (proposed only), and Valley Road). The intersection of Paterson-Hamburg Turnpike/Valley Road has been satisfactorily operating with a 120-second cycle since the intersection was reconstructed with the jughandles. The cycle length must not be reduced to 90 seconds. "DO NOT ENTER" signs are necessary at the rear of the site in order to avoid "wrong way" traffic on the one-way driveway. At the intersection of the one-way driveway with the circulation lane in front of the supermarket, a "NO LEFT TURN" sign and a "ONE WAY" sign are needed. An agreement for the installation and future maintenance of the traffic signal must be entered into by the Township, the County, and the applicant.

Signed and sealed calculations are required for the proposed retaining wall adjacent to the County right-of-way. No part of the wall, including footings or geogrid, can be located within the County right-of-way. Full construction plans are needed, showing cross sections, all existing and proposed features on the same plan, details of the proposed traffic signal, timing and phasing diagrams. An ordinance will be needed for the installation of a new traffic signal. The applicant must provide calculations, signed and sealed by a professional engineer, for the proposed modular concrete block retaining wall. No features of the proposed retaining wall may encroach into the County right-of-way, including the geogrid. The applicant must provide a landscaping plan, which should include shade trees along the Paterson-Hamburg Turnpike frontage of the site. Any architectural plans for the project should be submitted. The applicant must provide the Corridor Enhancement Fee of \$11,122.00 payable to Passaic County.

Jerome Vogel, the applicant's attorney, testified that the submitted plan was developed following meetings with County staff. The meetings were primarily to discuss the proposed traffic light and access. Mr. Vogel stated that the project team would address the provided conditions.

Commissioner Metzler made a motion to **withhold approval** of the site plan application. Commissioner Martinique seconded that motion. The motion passed unanimously.

SP-18-033 – Allwood Investment Co. – 955 Allwood Road, Clifton

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to convert an existing restaurant and a night club into office space. There are no exterior changes proposed at the site, which is located on Allwood Road in Clifton. The site includes a total of four commercial buildings; the changes are proposed to the westernmost building. The application was withheld by the Planning Board on August 9th with 5 conditions.

The site has a total of five driveways, all located along Allwood Road. Two driveways are adjacent to the intersection of Allwood Road and Clifton Avenue; an additional driveway is located at the intersection of Allwood and Richfield Terrace. The applicant has proposed additional signing and striping at the driveways. There will be a total of 303 parking spaces on the site. A portion of the front parking lot, adjacent to the westernmost building, is located within the right-of-way of Allwood Road. In 1992, the Board of Chosen Freeholders approved an encroachment permit allowing for use of that portion of the right-of-way for patron parking only. Large portions of the frontage are lacking sidewalk. The site is largely sloped from west to east, and is slightly sloped towards the three easternmost driveways; the applicant has proposed trench drains at those driveways, with connections into the Allwood Road drainage system. There is existing landscaping, including shade trees, along the easterly portion of the frontage but none along the westerly portion. The applicant has proposed to plant two October Glory maple trees along the frontage of the site.

There are conditions that must be satisfied before the application can be granted unconditional approval. The contours should clearly indicate all high points and ridge lines on the property. It must be clear which sections of the site will flow in the direction of Allwood Road and which will flow away from Allwood Road. The proposed trench drain at the easternmost driveway should connect into the on-site drainage system and not into the County system. The zoning table should include the total square footage of impervious surfaces. The following comments are for the five (5) site driveways, starting at the easternmost driveway: a) the proposed improvements are acceptable; b) the proposed improvements are acceptable; c) it is the recommendation of staff that this driveway be closed as it enters the intersection beyond the stop bar and is not in alignment with Clifton Avenue, making it very dangerous for pedestrians; d) the proposed improvements are acceptable; e) this driveway is proposed to be a one-way in, but it can be signed and striped for two-way operation. The applicant has requested that the assessed Corridor Enhancement Fee of \$13,312.00 be waived or reduced.

Thomas DeVita, the applicant's attorney, testified that the Corridor Enhancement Fee should not be applicable for sites along Allwood Road. Staff clarified that the Corridor Enhancement Program was previously only applied to certain County roadways, but has since been amended to apply to all site plans along any County roadways. Mr. DeVita stated that the waiver request should still be

considered as the applicant is not proposing any new development or exterior modifications to the site, but is only constructing interior renovations to an existing building. Following discussion, the Board recommended that the Corridor Enhancement Fee be re-calculated based upon the linear frontage along Allwood Road of the building that is being renovated. Mr. DeVita stated that the other conditions would be addressed by the applicant.

Commissioner Diaz made a motion to grant **conditional approval** to the site plan application. Commissioner Martinique seconded that motion. The motion passed unanimously.

SP-18-012 – Clifton Safe Storage – 1204 Broad Street, Clifton

This is a previously withheld site plan application in which the applicant has proposed to construct a five-story self-storage facility. The existing garden center will be demolished. The application was withheld by the Planning Board on April 5th with 13 conditions.

The site will have a right-in, right-out only driveway along Broad Street, at the northerly end of the site's frontage. There will be 11 off-street parking spaces (88 are required) on the site. The applicant has proposed to replace the curbing and sidewalk along the frontage of the site. The site slopes towards the County right-of-way; the applicant has proposed to construct an inlet and a trench drain at the driveway, which will connect into the Broad Street drainage system. The applicant has proposed to plant three Ivory Silk tree lilacs along the frontage of the site, in addition to numerous shrubs and ground covers. Additional trees are proposed for the rear of the site.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. A concrete turning island, which should physically restrict left-in and left-out turns, must be provided at the site driveway. The driveway must not have grades in excess of 2% for the first 50 feet from the right-of-way line. Based on the calculations made by County staff using the provided contours, the proposed grade is 2.5% within 50 feet of the right-of-way.

The applicant must perform an analysis of how the drainage flows off the site into the Broad Street system both currently and in the proposed condition. The proposed condition will have the entire site draining into the Broad Street system via a direct connection. The existing condition has sheet flow off of the site, being captured by one storm drain inlet on Broad Street. These two situations are vastly different. The rate of flow into the Broad Street system may be no higher than what exists now. The applicant must submit a more detailed map showing which areas are being classified as pervious and impervious, in both the existing and proposed conditions. It is not sufficient to provide a summary calculation of the areas. The applicant must obtain a drainage connection permit, which must receive approval from the Board of Chosen Freeholders. Incomplete.

Jason Tuvel, the applicant's attorney, testified that the applicant has sought to address all of the conditions and would respond to the updated comments accordingly. Mr. Tuvel requested clarification on the driveway turning island and how that would be constructed to satisfy ADA standards.

Sonja Ommundsen, the project engineer, requested more details on what is being required at the driveway, as the turning radii is restricted by the location of the driveway. County Engineer Pera responded that staff will provide the standard detail for a turning island and raised driveway apron,

and that any necessary modifications due to the site's limitations can be addressed between staff and the applicant.

Commissioner Martinique made a motion to grant **conditional approval** to the site plan application. Commissioner Diaz seconded that motion. The motion passed unanimously.

SP-18-038 – Bright Beginners Academy IV – 151 Paterson Avenue, Little Falls

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a playground at an existing day care facility. The application was withheld by the Planning Board on August 23rd with 6 conditions.

The site will maintain its existing access via a combined driveway along Paterson Avenue, with 19 on-site parking spaces to be provided. The applicant has proposed to construct a sidewalk along the frontage of the site. Per staff inspection, the existing curbing along the frontage is in acceptable condition. The site is sloped to the rear, towards the Passaic River. The applicant has not proposed any landscaping along the frontage of the site.

There are conditions that must be satisfied before the application can be granted unconditional approval. A raised driveway apron, per County detail, must be constructed at the site driveway. The driveway centerline must be double yellow striping. The "STOP" sign note should be revised to eliminate the striping language (12" in width, white).

Germanico Santana, the applicant, testified that the Board's conditions would be addressed.

Commissioner Metzler made a motion to grant **conditional approval** to the site plan application. Commissioner Martinique seconded that motion. The motion passed unanimously.

SP-17-007 – N.J. Energy Corporation – 1267 Paterson-Hamburg Turnpike, Wayne

This is a previously withheld site plan application in which the applicant has proposed to construct a 2,500 sq. ft. convenience store at an existing gas station. The property has frontage along both Alps Road and Paterson-Hamburg Turnpike in Wayne. The application was withheld by the Planning Board on August 9th with 4 conditions.

There will be a full-access driveway along Paterson-Hamburg Turnpike. Along Alps Road, the southerly driveway will be unrestricted. The northerly, exit-only driveway will be restricted to right turns only. The applicant will construct a parking lot adjacent to the proposed convenience store. There will be a total of 10 on-site parking spaces. A trench drain at the Alps Road driveway will connect into an on-site drainage basin, with an overflow connection to the Alps Road drainage system. An existing trench drain at the Paterson-Hamburg Turnpike driveway is to be removed. The applicant has proposed seepage pits to handle roof runoff (Wayne Township does not permit infiltration of groundwater runoff at gas stations). A *zelkova serrata* tree will be planted at the corner adjacent to the Alps/Hamburg intersection, outside of the sight triangle. Additional bushes and shrubs will be planted on the site.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must provide a copy of recorded right-of-way dedication. A new trench drain along Paterson-Hamburg Turnpike must be installed, outside of the future County right-of-way, in place of the trench drain to be removed.

Commissioner Diaz made a motion to grant **conditional approval** to the site plan application. Commissioner Martinique seconded that motion. The motion passed unanimously.

SP-17-045 – Congregation Emek Yehoshua – 35-39 Brook Avenue, Passaic

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to operate a synagogue and community center in two existing buildings. The applicant has also proposed to construct building additions totaling 969 sq. ft. The application was withheld by the Planning Board on June 21st with 6 conditions.

There will be 28 off-street parking spaces located on the site, with access via two combined driveways along Brook Avenue. The applicant has proposed a valet parking operation for special events, which will include off-site parking at 50 Carol Street in Clifton. Per the response letter, the lot at 50 Carol Street has space for over 100 vehicles. Cones will be used to enforce parking restrictions at the site during special events. The property is sloped away from Brook Avenue; the applicant has proposed to construct two inlets along the frontage of the site in order to prevent stormwater runoff from entering the right-of-way. The inlets will connect to Wood Bridge Brook to the rear. The applicant has proposed four Green Hawthorn trees along the property frontage.

There are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must provide correspondence from NJDEP stating that there are no requirements for the proposed development. The applicant must request an ordinance from the City prohibiting parking as designated by the proposed “NO PARKING” signs and submit a copy of the correspondence. The submitted correspondence is not a formal agreement. The applicant must provide verification (with name and address and phone number of the letter writer) from the owner of the off-site parking lot that the proposed off-site parking has been permitted by the City of Clifton through the site plan process in order to fulfill the parking requirement. The applicant must provide a parking plan showing the 100+ spaces at 50 Carol Street, Clifton. The ‘Event Only’ parking sign, at the eastern edge of the site where parking has been removed, should be removed from the plans. The westerly driveway opening and drive aisle must line up with each other. The parking spaces should be adjusted if that is necessary to accommodate the re-alignment. The applicant must provide the Corridor Enhancement Fee of \$250.00 payable to Passaic County along with verification of their non-profit status.

Commissioner Metzler made a motion to withhold approval of the site plan application. Vice Chairman Simpson seconded that motion. The motion passed unanimously.

SP-18-034 – Wireless Telecomm. Facility (Subcarrier Communications) – 1 Skyline Drive, Wanaque

This is a previously withheld site plan application in which the applicant has proposed to replace an existing cellular communications tower (110' in height) with a new tower that is 300' in height. The site is located in Wanaque and has access to Skyline Drive through an existing access easement. The application was withheld by the Planning Board on July 26th with 3 conditions.

The site will maintain its existing, gravel driveway along Skyline Drive. The driveway connects to Skyline Drive through Lot 2, for which the owner has an access easement. The applicant has provided a copy of the access easement. Vehicles will access the site on Lot 1 through a swing gate. The applicant has provided information on the proposed demolition methods, which will be accomplished through the use of a crane and will not impact the County right-of-way. In lieu of sight distance improvements at the driveway, the applicant has proposed to use flaggers during construction and will submit a traffic safety plan to the County for approval.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must provide an explanation of the discrepancy between the proposed sight distance and the required sight distance. The proposed "HIDDEN DRIVE" sign should be removed from the plans.

Commissioner Diaz made a motion to grant **conditional approval** to the site plan application. Commissioner Martinique seconded that motion. The motion passed unanimously.

SP-18-042 – Proposed Mixed-Use Building (JCM Investors 1012) – 449 E. 18th Street, Paterson

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a four-story mixed-use building. The building will have 2,263 sq. ft. of ground-floor retail on lot 19. A 24-space parking garage will be located on the ground floor on lots 20 and 21. The 2nd – 4th floors will contain 27 apartment units. There are two existing, one-story buildings on the site that are to be demolished. The site has frontage along both E. 18th Street and 10th Avenue and is located within Paterson's Fourth Ward Redevelopment Area. The application was withheld by the Planning Board on August 9th with 13 conditions.

The applicant will maintain an existing curb cut along E. 18th Street, which will be provide access to the aforementioned garage. The plans show that there will be two recessed doorways along E. 18th Street, allowing for outward swinging doors that do not encroach into the right-of-way. Regarding drainage, the plans show that roof drains will connect into two on-site seepage pits. There are four columnar hornbeam trees proposed to be planted along the frontage of the site.

There are conditions that must be satisfied before the application can be granted unconditional approval. The survey must show topography. The dimensions (diameter and depth) of the seepage pits must be noted on the plans. The calculations must include the required volume. The calculations must be re-done for a 1-hour storm with 2.4" per hour. The applicant must provide the Corridor Enhancement Fee of \$4,199.00 payable to Passaic County.

Commissioner Diaz expressed a concern with vehicles turning left out of the site driveway along E. 18th Street, due to the proximity of the intersection with 10th Avenue. Following discussion, the

Board recommended that left-out turns be prohibited at the driveway. Staff added that a City ordinance and signing stating “NO LEFT TURN” will need to be provided by the applicant.

Commissioner Martinique made a motion to **withhold approval** of the site plan application. Commissioner Metzler seconded that motion. The motion passed unanimously.

SP-18-052 – Willowbrook Mall (Proposed Site Improvements) – 1400 Willowbrook Mall, Wayne

This is a new site plan application in which the applicant has proposed to: modify an existing dumpster screen wall; relocate a landscaped area; modify curbs in the parking lot; minor re-paving; and install signage in conjunction with the construction of restaurant space adjacent to the existing Bloomingdale’s store at Willowbrook Mall. The proposed improvements are to be constructed as part of two phases. However, both phases are being applied for as part of this site plan application. The site does not have any frontage along a County roadway or pose any impact to the County drainage system.

Staff explained that there are no conditions and recommended that the application be granted unconditional approval.

Commissioner Martinique made a motion to grant **unconditional approval** to the site plan application. Commissioner Metzler seconded that motion. The motion passed unanimously.

SP-18-054 – Iglesia Christiana Pentecostal Church – 319-321 Straight Street, Paterson

Staff explained that this is a new site plan application in which the applicant has proposed to construct a two-story, sanctuary and fellowship hall addition to an existing church building. An existing building on lot 6 will be demolished and the existing church building will be partially demolished in order to accommodate the addition. There will be a total of 15 on-site parking spaces. The site will have one-way circulation: vehicles will enter from Straight Street and exit onto Essex Street. The applicant has proposed a valet parking service for church services, with a total of 27 valet parking spaces. A sidewalk will be constructed to connect the sidewalk to the rear entrance of the building. The site is sloped towards Straight Street; the applicant has not provided any information regarding drainage. The applicant has not proposed any landscaping.

There are conditions that must be satisfied before the application can be granted unconditional approval. The cover page should include a key map showing the entire site development and its relationship to the surrounding area. The name of the County must be noted in the title block. A graphic scale, in addition to a written scale, must be provided for all plan diagrams. The proposed area of disturbance must be noted on the plans. The parking table should include the required number of handicapped parking spaces. The applicant should provide the referenced topographical survey, dated April 8th, 2014, which must be signed and sealed by a licensed surveyor. The northerly Straight Street driveway must be restricted to one-way, entrance-only use at all times, with appropriate “ONE WAY” and “DO NOT ENTER” signing. The driveway will require a waiver from the site plan resolution, as the lot has access to Essex Street. The southerly Straight Street driveway should be closed and replaced with full-height curbing per County detail.

Commissioner Martinique made a motion to **withhold approval** of the site plan application. Commissioner Metzler seconded that motion. The motion passed unanimously.

OLD BUSINESS

SP-18-048 – DePaul Catholic High School (Football Field Lights) – 1512 Alps Road, Wayne

This is a conditionally approved site plan application in which the applicant has proposed to replace eight (8) existing light poles and light sets at the DePaul Catholic High School football field. No other changes are proposed to the site.

Staff explained that the applicant has requested waivers from the Board in regards to two conditions. The applicant has requested a waiver of the Board's condition recommending screening of adjacent residential properties, as the proposed lighting does not show any light contamination to adjacent properties. The applicant has also requested that the Corridor Enhancement Fee of \$2,004.00 be reduced to \$250, based on the non-profit status of the applicant. The applicant has provided proof of their non-profit status in the form of a certification of incorporation from the State of New Jersey.

Commissioner Metzler made a motion to **grant** the requested waivers. Commissioner Martinique seconded that motion. The motion passed unanimously.

NEW BUSINESS – None.

ADJOURNMENT

Vice Chairman Simpson made a motion to adjourn the meeting at 6:25 PM that was seconded by Commissioner Diaz.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Michael Lysicatos".

Michael Lysicatos for
MICHAEL LA PLACE